GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Visakhapatnam Urban Development Authority - Change of land use from Industrial use to Residential use in Sy.No.141/36p of Balighattam Village, Kothavalasa Mandal, Vizianagaram District to an extent of Ac.17.90 cts. applied by M/s. Royalmindz Estates Pvt. Ltd - Draft Variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 180 Dated: 30-05-2018
Read the following:-

1) From the VC, VUDA, Visakhapatnam, Lr.Rc.No.6997/2015/L8, Dated:12.04.2017.
2) Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
3) Government Memo No.138400/H1/2016, MA&UD (H) Department, Dated:15.02.2017.
4) Government Memo No.558326/H2/2017, dated , Dated:22.06.2017.
5) Notification No.221, Dated:23.06.2017 published in Part-I of Andhra Pradesh Gazette.
6) From the Vice-Chairman, VUDA, Visakhapatnam, Lr.Rc.No. 6997/2015/L8, Dated:03.04.2018.

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 4th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.221, Part-I, Dated:23.06.2017. In the letter 6th read above the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two widely circulated daily News Papers, calling for objections & suggestions and upon publication of notification, VUDA has received a complaint from Smt. G.Nagalkshmi claiming that the land covered in Sy.No.141/36, 141/63, 141/64 & 141/65 is Government land, Ralla guttalu and the same was overruled by VUDA after obtaining a report from the District Collector, Visakhapatnam. Further, the applicant has paid the conversion charges to VUDA vide receipt No.175/2017-18, dated:22.04.2017. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:30.05.2018.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh,Vijayawada.
The Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.
The Commissioner, Vizianagaram Municipality, Vizianagaram.

Copy to:

The applicant through the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.
The Special Officer & Competent Authority, Urban Land Ceiling, Visakhapatnam.
The District Collector, Vizianagaram District, Vizianagaram.

//FORWARDED:: BY ORDER//

SECTION OFFICER
[P.T.O]

APPENDIX
NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016.

VARIATION

The site is falling in Sy.No.141/36p of Balighattam Village, Kothavalasa Mandal, Vizianagaram District admeasuring an area of Ac.17.90 cents or 72,441 Sq.Mts. The boundaries of which are given in the schedule below, which was earmarked for Industrial Use in sanctioned Visakhapatnam Metropolitan Region (VMR) Master Plan in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Residential use by variation of change of land use, which was shown in Master Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. the applicant shall obtain approval of building plans for construction of buildings from Vizianagaram Municipality duly paying necessary charges to Vizianagaram Municipality and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force.
2. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/ Vizianagaram Municipality before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
5. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
6. Outcome of court case in W.P No. 25998/2016.
7. any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North :Vacant land in Sy.No.141/P of Baligattam village, Kothavalasa Mandal
South :Existing 40' wide Road and VUDA approved Layout vide LP Nos.19/2011,2/2016,66/2016 & 67/2016.
East :Vacant land in Sy.No.141/P of Baligattam village, Kothavalasa Mandal
West :Vacant land in Sy.Nos. 5 & 6 of Baligattam village,Kothavalasa Mandal.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER